

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2007-0072**PC Date:** June 26, 2007**ADDRESS:** 3608 Travis Country Circle**APPLICANT/AGENT:** Karen Kish**ZONING FROM:** I-RR**TO:** SF-1**AREA:** 0.501 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of Single Family Large Lot (SF-1) district zoning.

**PLANNING COMMISSION RECOMMENDATION:****June 26, 2007** Approved Staff's recommendation of SF-1 (8-0)**DEPARTMENT COMMENTS:**

Staff recommends approval of Single Family Large Lot (SF-1) district zoning.

The site consists of one lot in a single family residential subdivision. The owner is requesting permanent SF-1 zoning to increase the zoning impervious cover that would allow the construction of a swimming pool and deck.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR	Single Family Homes
<i>South</i>	I-RR	Single Family Homes
<i>East</i>	IRR	Single Family Homes
<i>West</i>	IRR	Single Family Homes
<i>Surrounding</i>	I-GO-CO	Undeveloped

**AREA STUDY:** The property lies within the Combined Oak Hill Planning Area. The draft future land use map calls for single family land use on the property

**TIA:** N/A**WATERSHED:** Barton Creek**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No



**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Gaines Ranch Homeowners Association
- Save Our Springs Alliance
- Save Barton Creek Association
- Barton Springs Coalition
- Old Spicewood Springs Road Neighborhood Association
- Barton Springs/Edwards Aquifer Conservation District
- Home Builders Association of Central Texas
- Austin Independent School District
- City of Rollingwood

**SCHOOLS: (AISD)**

Oak Hill Elementary School    O. Henry Middle School    Austin High School

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Travis Country Circle	80'	30'	Local	No	No	Yes

**CITY COUNCIL DATE:**

**ACTION:**

**July 26, 2007**

**ORDINANCE READINGS:**

1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330







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3608 Travis County Circle

From I-RR to SF-1



## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of Single Family Large Lot (SF-1) district zoning.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Those areas around the site which are permanently zoned are zoned SF-1, and are large lot, single-family homes..

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

SF-1 zoning is intended for low density single family residential development.

## **EXISTING CONDITIONS**

The site consists of one lot in a single family residential subdivision. The owner is requesting permanent SF-1 zoning to allow the construction of a swimming pool and deck.

## **Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 131 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Capital Metro bus service is not available within 1/4 mile of this property.

## **Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Travis Country Circle	80'	30'	Local	No	No	Yes



### **Environmental**

This site is located in the southern Edward's Aquifer Recharge Zone 1500 ft buffer. A topographical and / or geological analysis would be needed to determine if the site lies within the recharge zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone. As per comment (1), further analysis would be required to determine which limit applies to this site.

According to flood plain maps, there is no flood plain within the project location.

The site is located close to, but not within, the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

### **Water and Wastewater**

The landowner intends to serve each lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, system upgrades, and utility adjustments to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.